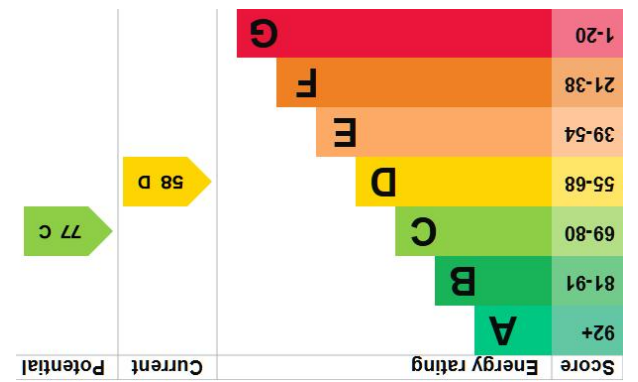


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 112.4 sq. metres (1210.1 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 (Not produced using Plans)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED
- SPACIOUS LOUNGE
- MODERN STYLE KITCHEN/DINER
- SNUG
- UTILITY
- WALK IN WARDROBE TO BEDROOM ONE



Rover Drive, Smithswood, Birmingham, B36 9LB

£250,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Fabulous opportunity to acquire this wonderful well presented three bedroom semi detached home with spacious living. From entering the generous lounge opening to spacious kitchen diner leading through to utility, downstairs WC and snug. Low maintenance recently landscaped garden. Onto first floor with three bedrooms, walk in wardrobe to bedroom one and well presented bathroom with bath and separate shower cubicle. Shortened garage with remote door and recently finished driveway suitable for multiple vehicles. This is one home not to miss out on. Call Green and Company to arrange your viewing.

Taramac driveway suitable for multiple vehicles leading into porch and door to lounge.

LOUNGE 18' 2" x 14' 10" (5.54m x 4.52m) Is of a spacious nature with laminate flooring, window to front, blinds, radiator, stairs with built in storage drawer and opening to:-

KITCHEN 18' 1" x 11' 8" (5.51m x 3.56m) With laminate flooring to dining side and French doors to garden, kitchen area having tiled floor, gas hob, oven, spotlights, window to rear, integrated dishwasher, selection of wall and base units with marble effect worktop and door to:-

UTILITY AREA 8' 2"max x 7' 6"max (2.49m x 2.29m) With window to side, door to rear, tiled floor and plumbing for washing machine.

WC Has tiled floor and window to side (currently not fitted with WC but having all plumbing ready)

SNUG 7' 10" x 7' (2.39m x 2.13m) With window to side and boiler cupboard.

FIRST FLOOR With landing having radiator, window to side and doors to bedrooms and bathroom.

BEDROOM ONE 11' 8" x 9' (3.56m x 2.74m) With window to rear, blinds, radiator and walk in wardrobe.

BEDROOM TWO 11' 7" x 11' (3.53m x 3.35m) With window to front and radiator.

BEDROOM THREE 9' 4" x 6' 11" (2.84m x 2.11m) With window to front and radiator.

BATHROOM Is recently refitted with bath, WC, basin, separate shower cubicle with screen and mixer shower, heated towel rail and tiled wall and floors and window to rear.

GARDEN Is also recently renovated with paved patio, artificial lawn, dwarf wall and fenced boundaries.



GARAGE 8' 7" x 8' 5" (2.62m x 2.57m) Has been shortened to be used for storage and has been fitted with electric roller. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available likely for O2, Limited for EE, Three, Vodafone and data available limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6Mbps.
Broadband Type = Superfast Highest available download speed 56Mbps. Highest available upload speed 16Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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